

TO LET GROUND FLOOR OFFICE SUITE

120.76 SQ M (1,300 SQ FT)



**3 GATEWAY MEWS
RINGWAY, BOUNDS GREEN
N11 2UT**

See important notice overleaf

020 8367 5511

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3 GATEWAY MEWS, RINGWAY, BOUNDS GREEN, N11 2UT

DESCRIPTION & SITUATION Premises comprise the ground floor of a modern two storey office building constructed in 2008 and the unit forms part of a gated community of similar office buildings occupied by professional and business users.

The location in Bounds Green is the Ringway which is located just off Bounds Green Road virtually at the crossroads with the A406 North Circular Road. Provides excellent access westwards towards the A40/M1 and eastwards towards the A10, M11 and thereafter the A13/M25. Bounds Green (Piccadilly line) New Southgate (Mainline) and Bowes Park (Mainline) are within walking distance offering ease of access into central London and other parts of North London and Hertfordshire.

- FEATURES**
- EXCELLENT MODERN OFFICE SUITE**
 - COMFORT COOLING/HEATING**
 - SUSPENDED CEILING WITH CATEGORY TWO LIGHTING**
 - CARPETING THROUGHOUT**
 - GOOD NATURAL LIGHT**

FLOOR AREAS	(sq m)	sq ft
Based on gross internal area	120.76 sq m	1,300 sq ft
Total Gross Internal Area	120.76 sq m	1,300 sq ft

TERMS To be let on a new full repairing and insuring lease for a term to be agreed with upward only rent reviews every fifth year. The tenant will pay a proportion of the service charge/utility bills and insurance based on a percentage floor area basis.

RENT £20,000 per annum exclusive
SUBJECT TO CONTRACT

RATES To be advised

LEGAL COSTS Both parties' legal costs are to be borne by the incoming tenant.

VIEWING Strictly by appointment through
BOWYER BRYCE
Paul Quy
020 8370 2539
paul.quy@bowyerbryce.co.uk

Ref: 011889

Important Notice

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